

110.0

0002

0011.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

849,400 / 849,400

USE VALUE:

849,400 / 849,400

ASSESSED:

849,400 / 849,400


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		MADISON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHOEN ADAM/KRISTIN A
Owner 2:	
Owner 3:	

Street 1: 93 MADISON AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MOORADIAN DAVID S-ETAL -

Owner 2: MOORADIAN NANCY A -

Street 1: 93 MADISON AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1988, having primarily Clapboard Exterior and 2326 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	450,400		399,000	849,400		
							154326
							GIS Ref
							GIS Ref
							Insp Date
							07/19/18

 Total Card / Total Parcel
 849,400 / 849,400
 849,400 / 849,400
 849,400 / 849,400

 !8617!
 Prior Id # 1: 154326
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:

PREVIOUS ASSESSMENT

Parcel ID 110.0-0002-0011.A								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	450,300	0	5,000.	399,000	849,300	849,300
2019	101	FV	362,000	0	5,000.	393,300	755,300	755,300
2018	101	FV	362,000	0	5,000.	302,100	664,100	664,100
2017	101	FV	325,600	0	5,000.	285,000	610,600	610,600
2016	101	FV	325,600	0	5,000.	262,200	587,800	587,800
2015	101	FV	324,900	0	5,000.	245,100	570,000	570,000
2014	101	FV	324,900	0	5,000.	225,700	550,600	550,600
2013	101	FV	324,900	0	5,000.	225,700	550,600	550,600

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOORADIAN DAVID	49535-278		5/31/2007		509,500	No	No		
MOORADIAN DAVID	24305-349		2/28/1994			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2016	1226	Addition	124,000	O				Garage add + redo
5/30/2013	767	New Wind	15,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	PH	Patrick H
4/30/2014	External Ins	PC	PHIL C
6/20/2013	Info Fm Prmt	EMK	Ellen K
12/6/2008	Meas/Inspect	201	PATRIOT
12/3/2008	MLS	MM	Mary M
8/8/2007	MLS	HC	Helen Chinal
3/10/2000	Inspected	276	PATRIOT
2/2/2000	Measured	264	PATRIOT
8/30/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA / / /

